

**LINDENHURST PLAN COMMISSION**  
**Regular Meeting Minutes**  
**September 6, 2017**

**CALL TO ORDER**

Chairman Gajda called the meeting to order at 7:00pm.

**ROLL CALL**

Present were Chairman Joy Gajda and Commissioners William Douglas, Jon Feld, Chris Gheysen, and Philip Rovang. Absent were Commissioners Andrew Aswad and Bob Buehler.

Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Village Architect Glenn Christensen, and Village Clerk Jody Stoughtenger.

Chairman Gajda appointed commissioner Philip Rovang as the Secretary Pro Tem for the meeting.

**VOICE VOTE:** Ayes – 5, Nays - 0

**APPROVAL OF THE MINUTES**

Minutes from the Plan Commission Meeting of April 5, 2017 were considered for approval. Commissioner Rovang requested one change.

Commissioner Feld made a motion, seconded by Commissioner Douglas, to approve the Plan Commission Meeting Minutes of April 5, 2017 as revised.

**VOICE VOTE:**

Ayes - 4, Nays – 0, Abstained – 1

Motion carried.

Commissioner Aswad arrived at 7:02pm and assumed the office of Secretary for the meeting.

**COMMUNICATIONS & CORRESPONDENCE**

Chairman Gajda welcomed Clay Johnson as the new Village Administrator to the Village of Lindenhurst.

Chairman Gajda also welcomed Bill Douglas as the new Commissioner to the Plan Commission.

**OLD BUSINESS**

None

**NEW BUSINESS**

A. Public Hearing and consideration of an application filed by Coltman Lindenhurst LLC to rezone a portion of its property to the CB District and approve a preliminary/final plat of subdivision for property located at Grand Avenue and Deep Lake Road.

Chairman Gajda opened the Public Hearing at 7:05 pm.

Commissioner Aswad performed the swearing in of the following members from the public:

- Scott Maier, Civil Engineer, Ayres Associates
- Dan Shapiro, Attorney, Shapiro & Associates

Scott Maier, Civil Engineer for Ayres Associates, representing Coltman Lindenhurst, LLC, provided an overview of the application for the property located near the northeast corner of Grand Avenue and Deep Lake Road. Maier asked the Commission for recommendation and approval to subdivide the commercial piece of property for future development, which includes creating the undevelopable land into the natural preservation area. Also, to rezone a portion of the property from PUD-1 to the CB District to be consistent with the zoning classification for the remainder of the property.

Plan Commission comments and questions resulting from review and discussion generated the following response from Coltman representatives:

- Subdividing the parcel will make the property more marketable.
- Commercial lots, detention area, wetland, and reserve natural land were identified.

Village Architect Glenn Christensen provided detailed information on the following pending issues:

- Proposed access routes onto Grand Avenue need approval from IDOT.
- Discuss maintenance arrangement of the existing stormwater detention facility with the Sedgewood Cove Estates Homeowners Association.

Commissioner Aswad made a motion, seconded by Commissioner Douglas, to recommend approval of the rezoning and subdivision of the subject property, as described in the application submitted by Coltman Lindenhurst LLC and as depicted on the plat of subdivision, subject to the conditions outlined on Page 3, Section V, numbers 1 and 2 of the memorandum dated August 29, 2017 from Julie Tappendorf and Gregory Jones to the Village of Lindenhurst Plan Commission.

**ROLL CALL**

Ayes – 5 Commissioners Aswad, Douglas, Feld, Rovang, and Chairman Gajda

Nays – 0

Abstained – 1 Commissioner Gheysen

Motion carried

This will be presented at the Village Board meeting for Board consideration on Monday, September 25, 2017.

**STAFF UPDATES / STATUS REPORT**

Mayor Marturano reported the status of the Village Board liaison for the vacancy on the Lakes Commission and Plan Commission.

Chairman Gajda and Commissioners introduced themselves to Village Administrator Johnson, sharing individual background information and special interests to support their role on the Plan Commission.

**PUBLIC PARTICIPATION**

None

**ADJOURNMENT**

Commissioner Aswad made a motion, seconded by Commissioner Douglas, to adjourn the meeting.

**VOICE VOTE:**

Ayes - 6, Nays - 0.

Motion carried.

The meeting was adjourned at 7:40pm.

Date Approved \_\_\_\_\_

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**Joy Gajda, Chairman**

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**Andrew Aswad, Secretary**